

MAR 23 2015

Written Narrative

City of Issaquah

Development Objectives, Proposal, and Relationship to existing site

Cascadia Development, LLC (Cascadia) intends to develop an Alzheimer's and memory care community located at the intersection of SE Issaquah-Fall City Rd. & Highlands Dr. NE located in Issaquah, Washington. The site contains two contiguous parcels totaling 6.81 acres. Parcel #222406-9002 is 95,832 sq. ft. and is zoned MF-M. This parcel is located closest to the intersection and is owned by Maclean Family LLC. Parcel # 222406-9149 is 200,812 sq. ft. and is zoned SF. This parcel contains a wetlands area that was recently delineated and surveyed (see attached survey). Both parcels are currently vacant with no improvements. Cascadia plans to boundary line adjust the Maclean parcel to encompass the area that will be improved, including the building and parking area. This will leave a second parcel that includes the wetlands area and buffer.

The community will contain 60 units of which 52 private will be private units and 8 units will be companion rooms. Each unit will have a private bathroom with a walk-in shower, but there is no kitchen or kitchenette in any resident rooms. The building will be a single story 45,000 sq. ft. building with large central courtyard and central town square that will include a theater/chapel, café, salon, serenity room, and art studio. The site plan includes 29 parking spaces.

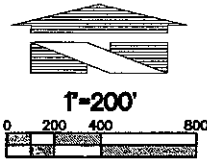
The site is located 1.5 miles from the new Swedish Medical Center, an 80 bed hospital with plans to increase to 175 beds as needed. The site is also 1 mile from the newly developed Issaquah Highlands Master Planned Community. This new development includes Grand Ridge Plaza, a 280,113 sq. ft. shopping and entertainment district with a Safeway grocery store, 12 screen Regal Cinema, and three new restaurants. You can find more information on the Issaquah Highlands Master Plan at www.issaquahhighlands.com.

Design Standards

There are a couple of design standards that should be discussed. The building location was revised from our original site plan, after input from the City of Issaquah, to rotate the building and move it closer to the intersection of Highlands Drive and Issaquah-Fall City Road. This will not only provide a more attractive layout from the intersection, but also provides a better location for our interior courtyard and walking paths. The ingress and egress will be located off of Issaquah-Fall City Road via a newly created right-hand turn lane. Cascadia has also considered the natural layout of the trees as the site contains both coniferous and deciduous trees. Cascadia's site plan and building layout is intended to retain the natural setting as much as possible, including the site's topography. Our landscape plan for the exterior and central courtyard featuring as many existing trees as possible (along with new trees and plants), and we have designed the building to create a very natural interior courtyard that features the current trees and sloping hill towards the south.

The building itself will be a single story structure with similar design elements as shown in the attached renderings.

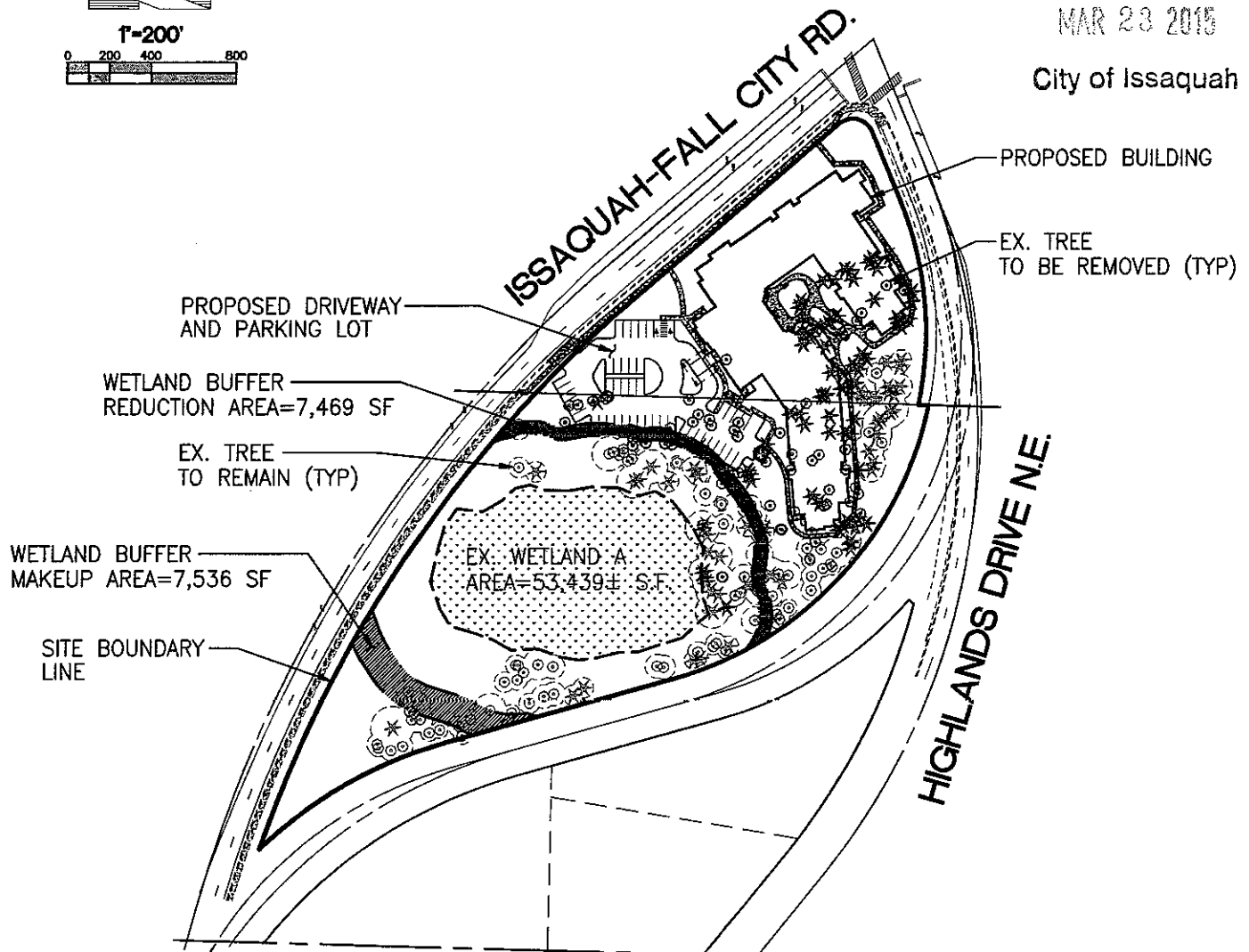
PUBLIC NOTICE SITE PLAN FOR FIELDSTONE MEMORY CARE



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PROJECT PROPOSAL AND KEY ISSUES:

WITH THIS DEVELOPMENT, THE AREA NORTHEAST OF THE WETLAND AND BUFFER (APPROXIMATELY 3.2 ACRES) WILL BE SELECTIVELY CLEARED (TO RETAIN AS MANY EXISTING TREES AS POSSIBLE) AND GRADED TO ACCOMMODATE THE PROPOSED 45,000 SQUARE-FOOT BUILDING WHICH CONSISTING OF A 60 UNIT ALZHEIMER'S AND MEMORY CARE COMMUNITY, AS WELL AS THE ASSOCIATED PARKING LOT, DRIVEWAYS, AND WALKWAYS. THE SITE WILL BE ACCESSED VIA A NEW DRIVEWAY CUT INSTALLED ON ISSAQUAH-FALL CITY ROAD. THE PROJECT PROPOSES TO REDUCE THE WETLAND BUFFER ALONG THE NORTH SIDE, AND PROVIDE MAKEUP BUFFER AREA ON THE SOUTH SIDE OF THE WETLAND. AN ONSITE UNDERGROUND DETENTION AND WATER QUALITY FACILITY WILL BE CONSTRUCTED TO MEET CITY OF ISSAQUAH REQUIREMENTS. WATER AND SEWER FACILITIES EXIST IN ISSAQUAH-FALL CITY ROAD AND WILL BE EXTENDED ONSITE TO SERVE THE PROPOSED BUILDING.